

Unapproved

Salem Planning and Zoning Commission
August 17, 2010

Present: Buckley, K.
Burr, E.
Fogarty, G., Alt.
Savalle, R.
Walter, G.

Absent: Amato, R.
Bingham, D.
Chinatti, M. - Town Planner/ZEO
McKenney, H.
Smith, V., Alt.
Vacancy, Alt.

Guests: See attached.

CALL TO ORDER:

Vice chairman K. Buckley:

- Called the meeting to order at 7:00 pm,
- Introduced all members and staff present, and
- With the Commission's consent, seated G. Fogarty for R. Amato.

ADDITIONS TO THE AGENDA:

With the Commission's consent, the Vice chairman added the following to tonight's agenda:

Under *PETITIONERS*:

"3) R & W Heating - site plan modification (SPM#10-08-02) for the addition of office space to the existing four (4) bay garage at 10 Witter Road.

PUBLIC HEARINGS:

None Scheduled

PETITIONERS:

- 1) **Daigle (Dutch & Associates) - application (RS#10-08-01) for a three (3) lot resubdivision of land at 212/216 Norwich Road**

C. Dutch, LS, Dutch & Associates, appeared for the applicant:

This application is for a three (3) lot resubdivision; a public hearing will be required.

50.31 acre parcel of land; one (1) residential lot (#62-1) of 4.232 acres; one (1) residential lot (#62-2) of 8.19 acres; and one (1) lot (#62) of remaining land of 37.89 acres that will be deeded to the State of Connecticut and will connect to the Zemko Pond parcel (State-owned) off Round Hill Road are proposed.

The existing houses on both lots #62-1 and #62-2 are presently two-family homes; they will be remodeled and remain two-family homes.

Commission discussion in regard to the driveway; should it be a common driveway?

C. Dutch explained that it is an existing driveway, with widths that vary; it will be widened to sixteen (16) feet. A driveway easement will be deeded to lot #62-2 from lot #62-1.

After further discussion, the Commission took the following action:

M/S/C (Buckley/Burr) to schedule a public hearing for Tuesday, September 28, 2010, Salem Town Office Building, 270 Hartford Road at 7:00 pm for the Daigle (Dutch & Associates) application (RS#10-08-01) for a three (3) lot resubdivision of land at 212/216 Norwich Road. Vote: approved unanimously.

2) Dubeau (Congregational Church of Salem) - Site Plan Modification application (SPM#10-08-01) for a change in the landscaping plan for 249 Hartford Road

Pastor Tim Dubeau appeared before the Commission:

M. Chinatti had told him that she would allow him to use a copy of the approved site plan for 249 Hartford Road with the landscaping changes drawn in for this application.

The changes were needed due to the slope/grade change from Route 85 (Hartford Road) to the building and retaining walls were added by the firm, Landscaping by Scott's Orchards and Nursery.

When he had made the changes, he brought the plans back and R. Gustafson reviewed them, as M. Chinatti was out on sick leave by that time. Mr. Gustafson had told him that he must remove all references to the professional engineer, his seal, and the engineering firm before he could submit the plans.

He submitted the revised plans this afternoon, as well as a revised letter explaining the changes. (All Commission members present received copies of the revised plans and letter.)

It was noted that R. Gustafson has not seen these revised plans and the revised letter.

The Commission had questions as to using an approved plan, certified by a professional engineer, adding to the plan and removing all reference to that engineer or engineering firm.

It was the Commission's decision that they needed more information in regard to this matter and took the following action:

M/S/C (Buckley/Burr) to table the Dubeau (Congregational Church of Salem) Site Plan Modification application (SPM#10-08-01) for a change in the landscaping plan for 249 Hartford Road to the August 24, 2010 Salem Planning and Zoning Commission Regular Meeting agenda for further discussion at that time. Vote: approved unanimously.

3) R. & W. Heating - Site Plan Modification application (SPM#10-08-02) for the addition of office space to the existing four (4) bay garage at 10 Witter Road

This application was received today and was added to tonight's agenda for acceptance.

M/S/C (Savalle/Fogarty) to accept the R. & W. Heating Site Plan Modification application (SPM#10-08-02) for the addition of office space to the existing four (4) bay garage at 10 Witter Road. Vote: approved unanimously.

This application will appear on the 8/24/10 PZC agenda as *NEW BUSINESS*.

PUBLIC COMMENTS:

There were no *PUBLIC COMMENTS*.

OLD BUSINESS:

There was no *OLD BUSINESS* this evening.

NEW BUSINESS:

There was no *NEW BUSINESS* this evening.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

There was no ZEO/WEO Report this evening.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1) **May 18, 2010 - Regular Meeting - Page 3**
- 2) **June 7, 2010 - Special Meeting**
- 3) **July 20, 2010 - Regular Meeting**
- 4) **July 27, 2010 - Regular Meeting**

May 18, 2010 - Regular Meeting - Page 3:

The minutes of this meeting were first approved as amended on 6/15/10. While reviewing the 5/18/10 minutes and the Thomas resubdivision mylars for their signing, R. Gustafson, who assumed some of M. Chinatti's (ZEO) duties while she is out on sick leave, found that in the motion for approval there was a clerical error that did

not match the mylars. (See copy of memo of 8/7/10 from R. Gustafson attached to the filed copy of these minutes.)

M/S/C (Buckley/Fogarty) to approve, amended as follows, the May 18, 2010 Regular Meeting minutes (previously approved 6/15/10) of the Salem Planning and Zoning Commission:

Page 3 - at the bottom of the page, in item 2., under the motion, change *on lot three (3) and four (4)* to "..... on lot two (2) and four (4)".

Vote: approved unanimously.

~~June 7, 2010, July 20, 2010 and July 27, 2010:~~

M/S/C (Buckley/Savalle) to approve the Salem Planning and Zoning Commission minutes of the July 20, 2010 and July 27, 2010 Regular Meetings as presented. ~~and the June 7, 2010 Special Meeting amended as follows:~~

~~Page 1 - Under those Present, change Fogarty, G. to "Fogarty, G., Alt." and change Savalle, R., Alt. to "Savalle, R."~~

June 7, 2010:

Vote:

For approval - Buckley, Fogarty, and Savalle. For denial - no one. Abstaining - Walter.

E. Burr did not vote, as he was not yet a member of the Planning and Zoning Commission.

VOTE FAILED due to the lack of a majority of Commission members voting for approval.

It was the Commission's consensus to place the
June 7, 2010 PZC minutes on the 8/24/10
PZC agenda for approval at that time.

Vote:

July 20, 2010 and July 27, 2010:

Approved unanimously.

PLUS DELTAS:

Commission review of the positive aspects and areas for improvement in regard to the conduct of tonight's meeting.

CORRESPONDENCE:

- FEMA - in regard to the re-initiation of the appeal period for the Digital Flood Insurance Rate Map (DFIRM) to August 4, 2010 through November 2, 2010.

ADJOURNMENT:

M/S/C (Savalle/Walter) to adjourn the meeting at 8:05 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/ Recording Secretary